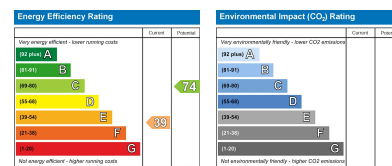




Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2025



17 Vallance Close, Burgess Hill, West Sussex, RH15 8TY

Guide Price £315,000 Freehold

Let's Get Social

PSPhomes

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES  
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

PSPhomes

@psphomes  
/psphomes  
www.psphomes.co.uk



17 Vallance Close, Burgess Hill, West Sussex, RH15 8TY

- \* Two double bedroom terrace house
- \* Spacious living room & conservatory
- \* Modern family bathroom
- \* Low maintenance rear garden
- \* Allocated parking space
- \* Quiet cul-de-sac location

This charming and spacious two double bedroom terraced home, with an attractive flint-fronted façade, is tucked away in a quiet cul-de-sac in the highly desirable west side of Burgess Hill. Offering well-proportioned rooms throughout, the property combines practical modern living with character appeal. The accommodation includes two generous double bedrooms, a spacious reception room, and a conservatory that enhances the living space and provides a seamless connection to the rear garden. Outside, the home boasts a private rear garden, perfect for relaxing or entertaining, along with the convenience of allocated parking to the rear.

Situated in a sought-after residential location, this property represents an excellent opportunity for first-time buyers, downsizers, or investors alike

Ground Floor

The property is accessed via an entrance hall, which includes a useful storage cupboard, ideal for coats and shoes. To the front, the modern kitchen is access via entrance hall and fitted with a comprehensive range of wall and base units, complemented by ample work surfaces and tiled surrounds. This well-planned space provides everything needed for day-to-day cooking and entertaining.

From the entrance hall, doors lead through to a spacious living room, measuring approximately 17'10" x 11'10". A feature fireplace creates a natural focal point, while the generous proportions allow for both living and dining arrangements if desired. Sliding doors open into the conservatory, currently arranged as a dining room, with tiled flooring and double doors that flow effortlessly onto the rear garden—blending indoor and outdoor living perfectly.

First Floor

The first floor is approached via a landing, which includes loft access and doors leading to the bedrooms and family bathroom. The main bedroom provides fitted wardrobes and is positioned at the rear of the property and enjoys peaceful views overlooking the garden, creating a calm and private retreat. To the front, the second bedroom is also a generously sized double, complete with a built-in storage cupboard—ideal for wardrobes or additional household storage.

The family bathroom has been stylishly refitted in recent years with a contemporary finish, featuring high-quality tiling, a full-sized bath with shower over, WC, and wash basin. This modern space offers both practicality and comfort, perfectly complementing the home’s overall presentation.

Further Attributes

The property further benefits from uPVC double glazing throughout and electric heating, ensuring comfort and efficiency all year round.



Outside

To the front of the property, a neat pathway is bordered by a small garden, thoughtfully planted with a mature canna lily that adds colour and provides a touch of privacy. The rear garden is a particular highlight—private, low-maintenance, and attractively landscaped. Designed with ease of upkeep in mind, it features raised beds and well-stocked borders filled with a variety of plants and shrubs, offering seasonal interest. A garden shed provides useful storage, while a gated rear access leads directly to the property’s allocated parking space for added convenience.

Location

The property is tucked away in a quiet cul-de-sac of Vallance Close, a residential area located on the western outskirts of Burgess Hill. Its position offers a sense of privacy while still being conveniently close to key local amenities. The Triangle Leisure Centre is just a short distance away, providing a range of fitness and recreational facilities, and the nearby A23 offers quick and easy access for commuters travelling to Brighton, Gatwick, or London. This combination of tranquillity and connectivity makes the location ideal for both families and professionals alike.

Burgess Hill town centre offers a wide variety of amenities, including a Waitrose supermarket, independent shops, cafés, restaurants, and further leisure facilities. For commuters, the property enjoys excellent transport links, with Burgess Hill Station approximately 1.5 miles away, providing regular direct services to London Victoria and London Bridge in around 50 minutes, as well as convenient connections to Gatwick Airport and Brighton.

Surrounded by stunning countryside and picturesque villages including Hassocks and Ditchling, the area offers a perfect balance of semi-rural charm and modern convenience.

The Finer Details

Finer Details. - Tenure: Freehold

Title Number: WSX154176

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast up to 1800 Mbps

